



**A Publication of the County of Fairfax, Virginia  
Department of Planning & Zoning**

For additional information about this amendment, call 703-324-1380  
To request this information in an alternate format, call 703-324-1334, TTY 711



**STAFF REPORT  
2005-2006 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Springfield

**APR ITEM(S):** 05-III-3FC

---

**NOMINATOR(S):** Francis A. McDermott

**ACREAGE:** 128.68 Acres

**TAX MAP I.D. NUMBERS:**

45-4((1))24,25E;45-4((11))A2,A3,B,C,D1,7C1,7C2,7C3;55-2((1))6,6A,8,9A,11A1,11B1,11C1,11D,18;55-2((4))12,15-17,18A,18B,19,20,21A,22A,26A;55-2((5))All

**GENERAL LOCATION:** Part of Fair Lakes Development: E and W of FFX County Pkwy between Fair Lakes Pkwy and Fair Lakes Circle, S of Monument Dr, N of I-66, also north of I-66 south of Fair Lakes Circle.

**PLANNING AREA(S):** III

**District(s):** Bull Run

**Sector:** Stringfellow (BR4)

**Special Area(s):** Fairfax Center Suburban Center (G, H1, H2, I3)

**ADOPTED PLAN MAP:** Fairfax Center Area

**ADOPTED PLAN TEXT:** Land Unit G: Overlay: Office/Mix up to .25 Floor Area Ratio (FAR); Land Unit H1, H2: Overlay H1, west portion H2: Office/Mix up to .25 FAR; Overlay East Portion H2: Office/Mix up to .45 FAR; Land Unit I3: Overlay: Office/Mix up to .25 FAR.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/overview.pdf>  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/fairfaxcenter.pdf>  
p. 60-67

**PROPOSED PLAN AMENDMENT:** Mixed Use, including residential, retail, hotel and office uses up to an average intensity of .60 FAR for five nomination areas (densities proposed vary for each area) at the overlay level.

---

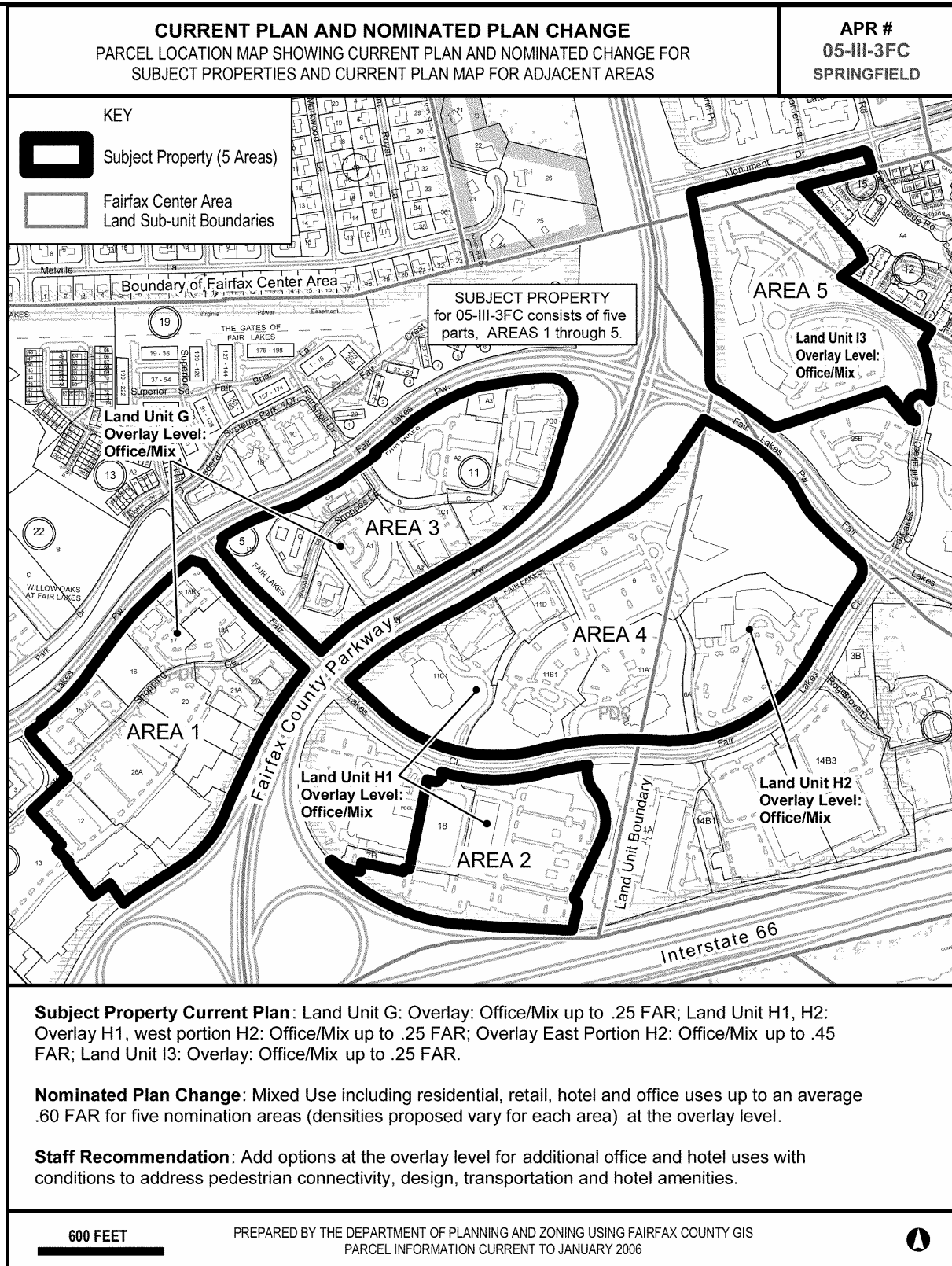
**SUMMARY OF STAFF RECOMMENDATION:**

☐ Approve Nomination as submitted

☒ Approve Staff Alternative

☐ Retain Adopted Plan

---



**CONTEXT**

**General Location:** The nominated area is located in the Fair Lakes development, which is developed with office, hotel, residential, and retail uses. The nominated area is generally located to the east and west of the Fairfax County Parkway, bounded on the north by the Fair Lakes Parkway (with the exception of a portion of the nomination which is located north of the Fair Lakes Parkway), and bounded on the south by I-66.

***Planned and Existing Land Use and Zoning***

**Subject Property:** The 128-acre nominated area is part of the Fair Lakes Planned Development Commercial (PDC) area. Portions of the nominated area are located in Land Units G, H1, H2 and I3 of the Fairfax Center Area of the Comprehensive Plan. These land units are planned for office/mix at an intensity up to .25 FAR at the overlay level. In the Fairfax Center Area, office/mix is defined as “predominantly office use with other associated commercial activities limited to those allowed in the County’s PDC zoning district with housing as the dominant secondary use. A 2 to 1 split between primary uses and residential uses is assumed and is the goal of the Plan for these areas.” For the purposes of review, the nomination has been divided into Areas 1-5 which are identified on the attached map.

***Adjacent Area:***

**North and West:** Area 1 and Area 3 of the nominated area are bounded on the north/northwest by Fair Lakes Parkway. Across Fair Lakes Parkway from Area 1 and Area 3, the adjacent parcels are located in Land Unit G of the Fairfax Center Area and are planned for office mixed-use with housing as a major secondary use. The land unit is planned for office/mix at an intensity up to .25 FAR. Across the Parkway from Area 1, TM 55-2 ((1)) 19 and the adjacent parcel to the east are zoned PDC and are currently developed with office uses and associated open space. Across the Parkway from Area 3, Tax Map parcels 45-4 ((11)) 1A, 1B and 1C are developed with retail and restaurant uses. To the northwest and northeast of these parcels the adjacent area is developed with multi-family residential uses and zoned PDC.

Parcels north of Area 5 across Monument Drive are located in Sub-unit E3 of the Fairfax Center Area, which is planned for residential/mix at 4 du/ac at the overlay level, zoned PDC and developed with garden-style apartments.

To the west of Area 2, Tax Map parcel 55-2 ((1)) 7A is located in Sub-unit H1, which is planned for office/mix at an intensity up to .25 FAR. The property is currently developed with a Hyatt hotel and zoned PDC.

**East:** To the east of Area 5 the adjacent parcels are located in Sub-unit I2 of the Fairfax Center Area and are planned for residential use at 20 du/ac at the overlay level. These

---

adjacent properties are zoned PDH-20 and are developed with multi-family uses. To the southeast of Area 5 the adjacent parcels (TM 45-4 ((1)) 25B, 25D and 55-2 ((1)) 5B) are located in Sub-unit I3 and are planned for office/mix at an intensity up to .25 FAR.

These parcels are zoned PDC and developed with office uses.

To the east and south of Area 4 (and east of Area 2) the adjacent parcels across Fair Lakes Circle are located in Sub-unit H2 and are planned for office/mix at an intensity up to .45 FAR. These parcels are currently zoned PDC and are developed with a nursery school, retail and office uses. The property on the southeast corner of Fair Lakes Circle and Fair Lakes Parkway is the East Market development which is currently under construction and consists of retail and residential uses.

**South:** The southernmost portion of the nominated area (Area 2) is bounded on the south by I-66. Across I-66 to the south is the Fairfax County Landfill and Fire Training Center.

## **PLANNING HISTORY**

No Comprehensive Plan changes have been proposed for this area since 1994.

## **ADOPTED COMPREHENSIVE PLAN TEXT**

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area, amended through February 27, 2006, Land Unit Recommendations, p.60-67:

### **“LAND UNIT G**

#### **CHARACTER**

This land unit is located west of the Fairfax County Parkway, north of I-66 and south of the stable Greenbriar residential community. To the west is Land Unit F. This land unit contains part of the Fair Lakes mixed-use development and includes a small retail center, several office buildings, and the Autumn Woods and Stonecroft multi-family residential developments. Fair Lakes Parkway and Fair Lakes Boulevard traverse this area.

#### **RECOMMENDATIONS**

##### **Land Use**

This land unit is planned for office mixed-use with housing as a major secondary land use. Office development that incorporates architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are development elements that must be achieved to justify the overlay level. Primary office building concentration should be oriented toward I-66 and the Fairfax County Parkway. Residential development should also incorporate high-quality design features including active recreation facilities, open space, and landscaping including street trees, site and building entry landscaping, and screening of

community facilities. Impacts on existing residential neighborhoods must be mitigated through buffering and compatible land uses...”

The following is excerpted from the Land Unit Summary Chart for Land Unit G (p.61):

Baseline Level:	Residential	1 du/ac
Intermediate Level:	Office/mix	.14 FAR
Overlay Level:	Office/mix	.25 FAR

#### “LAND UNIT H

##### CHARACTER

This land unit is located east of the Fairfax County Parkway, north of I-66, and south and west of Land Unit I. It contains part of the Fair Lakes mixed-use development including office buildings, a hotel, and the Oaks multi-family residential subdivision.

##### RECOMMENDATIONS

###### Land Use

###### Sub-units H1, H2

These sub-units are planned for office mixed-use. Office development that incorporates architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are development elements that must be achieved to justify the overlay level...”

The following is excerpted from the Land Unit Summary Chart for Land Unit H (p. 63-64):

Baseline Level (H1, H2):	Residential	1 du/ac
Intermediate Level (H1, H2):	Office/mix	.14 FAR
Overlay Level (H1, West Portion H2):	Office/mix	.25 FAR
Overlay Level (East Portion H2):	Office/mix	.45 FAR*

\*Refer to Plan text for recommendations on options

#### “LAND UNIT I

##### CHARACTER

This land unit is located north of I-66 on either side of West Ox Road and generally south of Monument Drive. It contains the Fair Oaks Gables, the Oaks, and the Fairfield House

multi-family residential developments, the southern portion of the Fair Ridge townhouse development, and part of the Fair Lakes mixed-use development. A small park is planned to preserve and highlight the Ox Hill Memorial Markers, located in the southwestern quadrant of Monument Drive and West Ox Road.

## RECOMMENDATIONS

### Land Use

#### Sub-units I3, I4

Sub-unit I3 contains low-rise office buildings and is part of Fair Lakes, developed under the same criteria as Land Units G and H. Office mixed-use development is planned for these sub-units. Architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are expected...”

The following is excerpted from the Land Unit Summary Chart for Land Unit I (p. 67):

Baseline Level (I3, I4):	Residential	1 du/ac
Intermediate Level (I3, I4):	Residential	10 du/ac
Overlay Level (I3, North Portion I4):	Office/mix	.25 FAR

## NOMINATED PLAN AMENDMENT

For the purposes of review, the 128-acre nomination area has been divided into five areas. The nomination proposes an additional 1,436,568 SF of development, comprised of 736,568 SF of nonresidential uses and 700,000 SF of residential uses (approximately 560-600 multi-family units averaging 1,250 SF per unit). Please see the following discussion for a breakdown of the densities and uses proposed for each nomination area.

### APR 05-III-3FC Summary

	Existing Total (SF)	APR Nomination (SF)	Existing + APR Development Potential (SF)	Plan-Base	Plan-Intermediate (SF)	Plan-Overlay (SF)
Area 1	223,204	260,000	483,204	25 du	157,660	281,536
Area 2	525,000	100,000	625,000	15 du	95,604	170,722
Area 3	210,134	109,568	319,702	21 du	133,900	239,108
Area 4	562,752	617,000	1,179,752	44 du	274,095	489,456
Area 5	254,000	350,000	604,000	18 du	180 du	196,506
<b>Total</b>	<b>1,775,090</b>	<b>1,436,568</b>	<b>3,211,658</b>	<b>123 du</b>	<b>661,259 SF, 180 du</b>	<b>1,377,328</b>

**Existing, Planned and Proposed FAR**

	Existing FAR	Plan FAR	Proposed FAR
Area 1	0.19	0.25	0.43
Area 2	0.80	0.25	0.91
Area 3	0.20	0.25	0.33
Area 4	0.35	0.25	0.60
Area 5	0.35	0.25	0.77

**Zoning Context-Fair Lakes PDC**

The Fair Lakes PDC, which comprises approximately 660 acres, is approved for a total of 7,182,823 SF of development at an overall FAR of .25. The 128-acre area that is the subject of this nomination is currently approved for approximately 1,775,090 SF of development, approximately 25% of the approved development for the entire PDC area. The additional development proposed by this nomination (1,436,568 SF) would bring the total approved square footage for the Fair Lakes PDC to 8,619,391 SF, of which 3,211,658 SF (38%) would be allocated to the nominated area. The nominated development potential would bring the overall development intensity of the Fair Lakes PDC from the currently approved .25 FAR to .30 FAR.

**Approved and Proposed FAR for the Fair Lakes PDC**

	Acreage	Approved SF	FAR	% PDC
<i>Existing/Approved</i>				
Fair Lakes PDC	660	7,182,823	0.25	
Nomination Area	128	1,775,090	0.32	25%
<i>Total with APR Nomination</i>				
	Acreage	Proposed SF	Proposed FAR	% PDC
Fair Lakes PDC	660	8,619,391	0.30	
Nomination Area	128	3,211,658	0.58	38%

**ANALYSIS: BY LAND AREA**

The analysis of this nomination has been organized by area as described below.

**Nomination summary by Area**

	<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>	<b>Area 4</b>	<b>Area 5</b>
Land Area (SF)	1,126,147	682,888	956,434	1,957,826	786,027
Land Area (Acres)	25.85	15.7	21.96	44.9	18.05
Total Approved/Existing	223,204	525,000	210,134	562,752	254,000
<b>Approved/Existing FAR</b>	<b>0.19</b>	<b>0.80</b>	<b>0.20</b>	<b>0.35</b>	<b>0.35</b>
<b>APR Nomination</b>					
Retail	140,000				
Office	120,000		109,568	267,000	
Hotel		100,000			
<b>Total Nonresidential</b>	<b>260,000</b>	<b>100,000</b>	<b>109,568</b>	<b>267,000</b>	<b>0</b>
<b>Total Residential</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>350,000</b>	<b>350,000</b>
<b>Total APR Nomination</b>	<b>260,000</b>	<b>100,000</b>	<b>109,568</b>	<b>617,000</b>	<b>350,000</b>
<b>TOTAL Development Potential</b>	<b>483,204</b>	<b>625,000</b>	<b>319,702</b>	<b>1,179,752</b>	<b>604,000</b>
<b>FAR</b>	<b>0.43</b>	<b>0.91</b>	<b>0.33</b>	<b>0.60</b>	<b>0.77</b>

**Area 1**

Area 1 is located in Land Unit G of the Fairfax Center Area. The Comprehensive Plan guidelines state that Land Unit G is planned for office mixed-use with housing as a major secondary use. The land unit is planned for office/mix at an intensity up to .25 FAR. The nominated area in Area 1 is developed with part of the Fair Lakes Shopping Center, and includes approximately 223,000 SF of retail and restaurant uses at an intensity of .19 FAR. The nomination proposes the addition of 140,000 SF of retail use and 120,000 SF of office use to be developed in the existing parking lot facing the northernmost section of the existing strip commercial center. The total development potential for the nominated area would be approximately 483,204 SF and would result in a development intensity of .43 FAR when calculated on the nominated area in Area 1.

The nomination includes only a portion of the retail center, which raises a concern as to whether or not piecemeal development would be an improvement and benefit to the function and design of the existing center. The Fair Lakes Shopping Center consists of approximately 3/4 mile of retail uses, and according to County Department of Tax Administration records, is developed with approximately 860,000 SF of retail uses. In terms of site layout, the nominated portion of the shopping center comprises approximately 1/3 of the length of the entire shopping center (entire shopping center from the northern end to the Target store), and 1/4 of the total square footage of the entire shopping center. The actual development area for the proposed buildings comprises only approximately 20% of the length of the existing shopping center.



The nomination asserts that the redevelopment will promote pedestrian accessibility and create an aesthetically pleasing environment. This justification is undermined by the limited extent of the nomination area, which does not promote unified design or function. Future redevelopment of the remainder of the commercial center may not benefit from, or be a benefit to, the proposed infill development. To encourage a true mixed-use, compact, pedestrian-friendly environment, the commercial center should be evaluated comprehensively, including the integration of the existing pad retail sites and restaurant uses to the north.

The existing strip commercial center includes several large-scale retailers and is automobile-oriented rather than pedestrian-oriented. The existing commercial uses are not conducive to pedestrian walkability such as on a “main street” in a mixed-use center. Many of these storefronts are not conducive to a pleasant pedestrian experience due to the sheer size of the storefronts, many of which lack windows. The large-scale retailers lend themselves to a shopping experience that involves trips back to the automobile after each store visit, or perhaps even driving between retailers within the large shopping center, rather than moving from store to store by foot.

The nomination states that a more pedestrian-friendly environment can be realized in this area and that Fair Lakes can continue to evolve as the “mixed use focal point” of Fairfax Center. However there is no overall commitment to this goal, which suggests that the ability to accomplish this within the existing development fabric of the shopping center is marginal. Although an improved shopping center may need to be evaluated and developed in phases, a unified plan is necessary to ensure that new development will promote pedestrian activity and connectivity by encouraging the creation of a grid street-system, or by breaking up the linear design of the existing commercial center.

## Area 2

Area 2 is located in Land Unit H1 of the Fairfax Center Area. Comprehensive Plan guidelines state that Land Unit H1 is planned for office mixed-use at an intensity up to .25 FAR at the overlay level. The nominated area is currently developed with a 290,000 SF office building and is currently approved for an additional 263,000 SF of development, including residential and office uses. The total approved and exiting development potential for the nominated area is approximately 525,000 SF at an intensity of .80 FAR. The nomination proposes the addition of a 100,000 SF hotel which would bring the total development potential for the nominated area to approximately 625,000 SF at an intensity of 0.91 FAR when calculated based on the nominated land area in Area 2.

It should be noted that the approved development potential for this area (.80 FAR) is currently above the Comprehensive Plan recommendation (.25 FAR), due to redistribution of density from prior PCAs for the Fair Lakes PDC, including PCA 82-P-069-14 (concurrent with five other development plan amendments). This application removed an approved but not constructed 60,000 SF office building and a 4,000 SF drive-in bank located on a portion of Area 4 of the nomination and transferred this density to facilitate the construction of a 113,000 SF office building and a 150,000 SF multi-family residential building in a portion of Area 2 of the

---

nomination. The approved 10 story, 150,000 SF multi-family building will be located to the west of the existing office building in the current open space/tree area.

The primary issue with the proposed hotel use is the land use relationship between the office, hotel and recently approved residential uses. Facilities should be included in the proposed hotel use that will create interconnectivity between the uses, such as a restaurant, health club, or community room that will be utilized by the residents and/or office workers. In addition, appropriate site design, building orientation, and architecture should reflect this prominent location in Fair Lakes. Pedestrian connectivity should be incorporated into any new development to ensure access to both the Fair Lakes Shopping Center to the east and the retail uses to the west.

#### Area 3

Area 3 is located in Land Unit G of the Fairfax Center Area. The Comprehensive Plan guidelines state that Land Unit G is planned for office mixed-use with housing as a major secondary use. The land unit is planned for office/mix at an intensity up to .25 FAR. The nominated area has developed with retail, restaurant, and office uses, including a bank, gas station, fast food establishment, a strip retail center, two restaurants, a hotel, and an office building, totaling approximately 210,000 SF at an intensity of .20 FAR. The nomination proposes a 109,568 SF office building to be located at the current site of the bank, for an overall development of approximately 319,000 SF at an intensity of .33 FAR.

Redevelopment in this area consisting of infill office uses may be appropriate provided pedestrian connections are provided to ensure integration with the existing retail uses in Area 3 and Area 1.

#### Area 4

Area 4 is located in Land Units H1 and H2 of the Fairfax Center Area. Comprehensive Plan guidelines state that Land Units H1 and this portion of H2 are planned for office mixed-use at an intensity up to .25 FAR. Area 4 is currently developed with approximately 560,000 SF of office uses at an intensity of .35 FAR. The nomination proposes the addition of approximately 267,000 SF of office uses (2 buildings) and 350,000 SF of residential uses for a total development potential of 1,180,000 SF at an intensity of .60 FAR when calculated on the land area in Area 4.

The proposed office use for this area utilizes existing surface parking lots and would be an appropriate infill use for this area of Fair Lakes as it is currently development as a campus-style office park. The redevelopment of surface parking lots offers an opportunity to provide appropriate infill development while avoiding additional development in open spaces areas in Fair Lakes. The addition of office use would also improve the balance between non-residential and residential uses in the nominated area.

The proposed development of two new office buildings in Area 4 further defines the existing character of the area as a campus-style office park. The introduction of residential use within a land area entirely developed with office uses would not create an appropriate land use

---

relationship. Concerns include pedestrian connectivity, buffering from the adjacent strip-style commercial center and access to recreational facilities for future residents. In addition, the Comprehensive Plan recommends this area for office-mixed use, which is defined as predominantly office use with housing as the dominant secondary use. A 2 to 1 split between primary uses and residential uses is assumed and is the goal of the Plan for these areas. The redevelopment of an existing parking lot for residential use is contrary to this Plan recommendation, and represents additional loss of potential office space in an established campus-style office park.

Residential development proposals are reviewed based on the Residential Development Criteria in the Land Use section of the Policy Plan. One of the criteria included in that review is that of neighborhood context. Proposals are evaluated to ensure that the development fits into the fabric of the adjacent neighborhoods by examining transitions, setbacks, orientation, building design, the nature of existing and planned development in the surrounding area, and whether the property provides a transition between different uses or densities. The fabric of development in this area is one of established office uses, and conflicts may arise with regard to building orientation and building design in terms of the relationship between the proposed office building and the adjacent strip retail office uses, as well as with the established office uses.

#### Area 5

Area 5 is located in Land Unit I3 of the Fairfax Center Area. The Comprehensive Plan guidelines state that Land Unit I3 is planned for office mixed-use at an intensity up to .25 FAR. The nominated area of Area 5 is currently developed with approximately 254,000 SF of office uses at an intensity of .35 FAR. The nomination proposes the addition of approximately 350,000 SF of residential uses for a total development potential of 604,000 SF at an intensity of .77 FAR.

The proposed residential use is located in an established campus-style office environment. While the proposed residential use would be located adjacent to multi-family residential uses, these two areas are separated in terms of access, design and orientation. The existing parking lot that is proposed to be redeveloped with residential use also currently provides a buffer between the existing residential uses and the existing office use.

The proposed location for this residential building is across Fair Lakes Parkway from newly approved residential and retail uses. The character of the existing campus-style office park does not encourage pedestrian connections to the approved residential and retail uses. The nomination states that an opportunity exists to concentrate density to create walkable, interesting places where urban plazas and the 24-hour activity cycle envisioned for Fairfax Center can be achieved. This proposed location does not promote these goals as the residential use would be isolated from the existing and approved mix of uses south of Fair Lakes Parkway. Similar to the discussion for Area 4, residential use in this established campus-style office park is not appropriate.

**ANALYSIS: ENTIRE NOMINATION AREA****Land Use**

The Plan recommendation for this area of Fairfax Center is for a 2 to 1 split of office/mixed use. The Comprehensive Plan recommendation for the office/mix designation is for predominantly office use with other associated commercial activities limited to those allowed in the County's Planned Development Commercial (PDC) zoning district with housing as the dominant secondary use. A 2 to 1 split between primary uses and residential uses is assumed and is the goal of the Plan for these areas.

The nomination proposes additional development of 1,436,568 SF on 128 acres of the Fair Lakes PDC. The breakdown of uses is approximately 736,568 SF of non-residential uses and approximately 700,000 SF of residential uses, an approximately 50/50 split between non-residential and residential uses. When adding the proposed uses to the existing and approved development in the nominated area, the breakdown of uses results in approximately 78% non-residential and approximately 22% residential for the nominated area.

For the entire Fair Lakes PDC area the mix of uses would result in 38% office/hotel, 14% retail for a total of 52% non-residential uses, and 48% residential uses. An overarching issue within the Fairfax Center Area is the conversion of planned office use to residential use. This nomination introduces additional residential use in the nominated area, thereby failing to better balance the ratio of non-residential to residential uses to achieve a 2 to 1 split of office to residential use. The redevelopment of existing surface parking lots within established campus-style office parks for residential use represents additional potential loss of office space in an area specifically planned for a predominance of office use.

Fairfax Center is envisioned as a mixed-use focal point for Fairfax County. The goals of the Fairfax Center Area as a Suburban Center include a mix of uses with the primary focus on employment and higher density residential uses. The philosophy of the Fairfax Center Area includes maintaining an appropriate balance between residential and employment uses. The nomination does not succeed in creating walkable, interesting places where urban plazas and the 24-hour activity cycle that is envisioned for the Fairfax Center Area can be achieved. It is important to consider these goals of a "mixed use" development in the context of the existing development in Fair Lakes, which consists of a mix of uses which are in general distinct and separate. Piecemeal infill development that is contrary to the office-mix concept envisioned for this area of Fairfax Corner is inappropriate.

**Parks**

The Fairfax Center Area is served by 10 Local Parks and 1 District Park totaling 298.5 acres. Facilities within these parks do not meet standards established by the Park Authority through the Needs Assessment study. The proposed increase in local population increases the public need for park development on new and existing parkland. These impacts should be mitigated by provision of or contribution to active recreation facilities, and specific recreation facilities should

be provided that address existing and projected deficiencies and serve the local population. In addition, because the nominated property is located in the Fairfax Center Area, urban park features and amenities are desirable. A publicly accessible urban park or park features should be integrated within the site, such as plazas, gathering spaces, special landscaping, street furniture, and pedestrian amenities.

The site is located in the Cub Run Watershed, which is rated as having good habitat quality. The 2001 Fairfax County Stream Protection Strategy Baseline Study classifies this area as a Protection area. The primary goal for this category is to “protect biological integrity by taking measures to identify and protect, to the extent possible, the conditions responsible for the current high quality rating of these streams.” Strict adherence to storm water management and BMP requirements is imperative to protect the water quality in the Cub Run watershed. All storm water management plans affecting FCPA lands and/or resources should be coordinated with FCPA.”

### **Cultural Resources**

The nominated parcels are mostly developed, however the undeveloped portions have one recorded historic archeological site. Park Authority staff note that there is high potential for additional historic and prehistoric archeological sites and that this property should be surveyed prior to any redevelopment, using a scope of services approved by the County. Should any significant resources be found, those resources should be conserved or the adverse impact of any redevelopment mitigated.

### **Countywide Trails**

There are existing trails along Monument Drive, Fair Lakes Parkway, Fair Lakes Circle and Fairfax County Parkway north of Fair Lakes Parkway. Additional trails should be considered as part of any new development to provide a safe, pedestrian and bicycle-friendly environment and to promote connectivity between major land uses and destination points. The Transportation section of the Policy Plan includes guidelines for sidewalks on both sides of the street in commercial areas, and an effort should be made to incorporate this guidance into any new development in the nominated area.

### **Sewer**

The proposed development will render 1600 feet of 18-inch sanitary sewer lines inadequate. This will be evaluated and monitored during future zoning and site plan review processes. If at any of these stages it is determined that the lines are inadequate, the developer will be responsible for necessary improvements.

### **Schools**

The nominated area is located in the Fairfax High School pyramid, and is assigned to Greenbriar East Elementary School and Lanier Middle School. The proposed development could result in up to 57 additional students with the largest impact at the elementary school level. Eagle View Elementary School is scheduled to open in 2006-07 which will help to alleviate current overcrowding at Greenbriar East Elementary School. Building additions and renovations at

Fairfax High School and Lanier Middle School will result in increased capacity for both schools in the near future.

PROPOSED PLAN – 560 Multi-family High Rise			
SCHOOL LEVEL	UNIT TYPE / HIGH RISE RATIO	MAX. NUMBER OF UNITS	MAXIMUM STUDENT YIELD
ELEMENTARY	0.063	560	35
MIDDLE	0.011	560	6
HIGH	0.028	560	16

### Transportation

The nomination would permit significantly higher traffic generating uses on the subject parcels that would adversely impact the surrounding roadway network. The proposal would increase trips in and out of the site during peak hours, and would add over 20,000 average daily trips. The Fairfax County Department of Transportation has raised concerns about these increased traffic levels in an area that is already heavily traveled and congested. Transportation issues would need to be addressed during the development review process and should examine ingress/egress, vehicular circulation, pedestrian, circulation, safety, parking and transit. Dedication of right-of-way for trail and roadway improvements and widenings and associated easements may be required. A traffic study and development plan should identify improvements needed to support the application.

The major transportation improvements identified on the Comprehensive Plan for this area are the Fairfax County Parkway/Fair Lakes Parkway/Monument Drive interchange and the Fairfax County Parkway widening and HOV study. At the present time the interchange is only partially funded. The current at-grade intersection operates today at a very poor level of service. Due to physical constraints, it is not possible to add additional turn lanes or through lanes. It is essential that this interchange be constructed to support additional development in this area. Any future development in this area should also be coordinated with the Fairfax County HOV Design Study. Finally, the I-66/Fairfax County Parkway interchange should be addressed to ensure that any additional development in this area does not negatively impact traffic on the ramps or on the interstate. The traffic study should address this interchange and identify any improvements that would be required to ensure proper operation.

### RECOMMENDATION

Based on the discussion provided for each nominated area, staff recommends the following:

Area 1 The nominated area includes a small portion of the existing retail use at Fair Lakes Shopping Center. Without comprehensive Plan guidance for the potential redevelopment of the entire existing shopping center, a piecemeal approach to redevelopment may result. The APR process does not allow staff to recommend Plan revisions for land areas outside of the specific nominated area, and as a result a Plan change for this small section of the existing retail center would be inappropriate. The small portion of the existing strip commercial center proposed for a

compact, mixed-use development outside of the context of the entire existing commercial center does not possess sufficient area or massing to achieve this goal and may instead proliferate the existing auto-oriented retail uses. In addition, there are outstanding issues regarding the character of the existing “big box” retail stores and how a retail center of this existing character can be integrated with a smaller pedestrian-friendly mixed-use center. Staff recommends retaining the existing Plan for this area.

Area 2 The proposed hotel use in Area 2 may be appropriate, provided that the use provides pedestrian connections to the retail areas to the east and west, as well as amenities to the existing office use as well as the approved residential use to encourage the integration of the different land uses. Staff recommends a staff alternative to allow for the inclusion of conditions to address the issues discussed above. See proposed modifications to Land Unit H below.

Area 3 The proposed addition of office use in this area is appropriate infill development, and staff recommends a staff alternative to allow for the inclusion of conditions to address pedestrian connectivity with adjacent uses. See proposed modifications to Land Unit G below.

Area 4 The proposed addition of office use in this existing campus-style office development is appropriate infill development. The addition of residential uses within this area is not recommended due to the established office uses in Area 4 and concerns with buffering, pedestrian connectivity, and access to recreation. Staff recommends a staff alternative to allow for the inclusion of conditions to address the development of additional office use in this area. See proposed modifications to Land Unit H below.

Area 5 The proposed addition of residential development in this existing campus-style office development is not appropriate as the residential building would be isolated from the mix of uses south of Fair Lakes Parkway. Staff recommends retaining the existing Plan for this area.

## **PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN**

**MODIFY:** [Proposed Amendment relates to Area 3 of the nomination]

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area, amended through February 27, 2006, Land Unit Recommendations, p.60-61:

(Additions are shown underlined; deletions are shown with a ~~striketrough~~):

### **“LAND UNIT G**

...

## **RECOMMENDATIONS**

### Land Use

This land unit is planned for office mixed-use with housing as a major secondary land use. Office development that incorporates architectural excellence, preservation and enhancement of

natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are development elements that must be achieved to justify the overlay level. Primary office building concentration should be oriented toward I-66 and the Fairfax County Parkway. Residential development should also incorporate high-quality design features including active recreation facilities, open space, and landscaping including street trees, site and building entry landscaping, and screening of community facilities. Impacts on existing residential neighborhoods must be mitigated through buffering and compatible land uses.

As an option at the overlay level, the area at the southeast corner of Shoppes Lane and Fair Lakes Circle (Tax Map parcel 55-2 ((5)) B and the adjacent portion of 55-2 ((5)) D2 to the south and east of 55-2 ((5)) B, bounded on the east by the Fairfax County Parkway) may be appropriate for an additional 110,000 SF of office space if the following conditions are met:

- Provision of adequate pedestrian connections to the Fair Lakes Shopping Center to the south and the provision of a trail along Shoppes Lane;
- Substantial buffering and screening of any redevelopment from the Fairfax County Parkway;
- Development should be limited, to the extent possible, to the redevelopment of the existing structure and parking area.”

**ADD:** [Proposed Amendment relates to Area 3 of the nomination]

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area, amended through February 27, 2006, Land Unit Recommendations, p.61: Add a new subheading after the “Land Use” subheading and prior to the “Parks and Recreation” subheading:

(Additions are shown underlined; deletions are shown with a ~~striketrough~~):

“Transportation

Mitigation of transportation impacts should be provided, including but not limited to the construction of the planned interchange at the intersection of the Fairfax County Parkway and Fair Lakes Parkway. Any development should be coordinated with the Fairfax County HOV Design Study.”

**MODIFY:** [Proposed Amendment relates to Area 3 of the nomination]

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area, amended through February 27, 2006, Land Unit Recommendations, p. 61:

(Additions are shown underlined; deletions are shown with a ~~striketrough~~):



LAND UNIT SUMMARY CHART – LAND UNIT G			
<u>Land Unit</u>	<u>Approximate Acreage</u>		
G	309		
<u>Land Unit</u>	<u>Recommended Land Use</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
<b>Baseline Level</b>			
G	RESIDENTIAL		1
<b>Intermediate Level</b>			
G	OFFICE/MIX	.14	
<b>Overlay Level</b>			
G	OFFICE/MIX	.25*	
*Refer to Plan text for specific recommendations at the overlay level.			
Note: This land unit is within the Water Supply Protection Overlay District.			

**MODIFY:** [Proposed Amendment relates to Area 2 and Area 4 of the nomination]

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area, amended through February 27, 2006, Land Unit Recommendations, p.61-62:

(Additions are shown underlined; deletions are shown with a ~~striketrough~~):

## “LAND UNIT H

...

## RECOMMENDATIONS

### Land Use

#### **Sub-units H1, H2**

These sub-units are planned for office mixed-use. Office development that incorporates architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are

---

development elements that must be achieved to justify the overlay level. The following options for development at the overlay level exist in Sub-unit H1:

As an option at the overlay level, the redevelopment of the surface parking lots located on Tax Map 55-2 ((1)) 6 may be appropriate for 267,000 SF of office use provided that the following conditions are met:

- Pedestrian connections are provided to the surrounding uses;
- Appropriate buffering and screening is provided.

As an option at the overlay level, the redevelopment of the northern section of the surface parking lot associated with Tax Map 55-2 ((1)) 9A may be appropriate for 100,000 SF of hotel uses provided that the following conditions are met:

- Amenities such as the inclusion of a restaurant, indoor recreation facility or similar activity is provided within the hotel use to promote activity between the existing office, hotel and residential uses;
- Pedestrian connections are established along Fair Lakes Circle to the east and west to existing retail areas;
- Excellence in design is ensured to acknowledge this high-profile location.

The eastern portion of Sub-unit H2...”

**ADD:** [Proposed Amendment relates to Area 2 and Area 4 of the nomination]

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area, amended through February 27, 2006, Land Unit Recommendations, p.63: Add a new subheading after the “Land Use” subheading on page 62 and prior to the “Public Facilities” subheading on page 63:

(Additions are shown underlined; deletions are shown with a ~~striketrough~~):

“Transportation

Mitigation of transportation impacts should be provided, including but not limited to the construction of the planned interchange at the intersection of the Fairfax County Parkway and Fair Lakes Parkway. Any development should be coordinated with the Fairfax County HOV Design Study.”

**MODIFY:** [Proposed Amendment relates to Area 2 and Area 4 of the nomination]

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area, amended through February 27, 2006, Land Unit Recommendations, p.63-64:

(Additions are shown underlined; deletions are shown with a ~~striketrough~~):

<b>LAND UNIT SUMMARY CHART – LAND UNIT H</b>			
<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
<b>Overlay Level</b>			
H1, West Portion H2	OFFICE/MIX	.25*	
EAST Portion H2	OFFICE/MIX	.45 *	
<p>* Refer to Plan text for recommendations on options.</p> <p>Note: These sub-units are within the Water Supply Protection Overlay District.</p>			

The Comprehensive Plan Map would not change.